G R S IX-5]

Previous references

Mll. 230—15 Sls 1—4

Later references

1918.

(Mund

File No 65—18

Serial Nos 1—3.

GENERAL AND REVENUE SECRETARIAT

Serial Nos 1— -3

Part B for January 1919

SUBJECT

Additional facilities for house building in the Mysore City.

Sl. 1 To the Chairman, City Impt. Trust Board, Mysore
the President, Munf. of Mysore City.
No. 1622—23 Dy 25/1/1919

Request to have to furnish a report giving information on the points required.

Sl 3 To the Chairman, City Impt. Trust Board, Mysore
No. 939 Dy 8/1/19

Request to take up the responsibility for stimulating house building in the City & ascertaining the progress from month to month & submitting information & quarterly half yearly progress reports with the necessary details noted therein & suggests several measures to be adopted by the Trust Board in connection therewith

Both Transactions ejan 14/2/19

W D 88—GPB—50 000—24-7-18

GENERAL AND REVENUE SECRETARIAT

( )

NOTES

File No. 65-6

FILE HEADING

Additional facilities for house buildings in the Mysore city

From

No Dated Received

Diary No | Enclos Spare Copies | Serial No

BRIEF ABSTRACT OF LETTER

NOTES AND ORDERS

NOTES—First Sheet

WD 1232- GPB—20 000—18 11 15

2294
10-7-18

480

WD 9048—GPB—[illegible]—16 7 17 2

Abyard-

REPLY

(To be written on this margin)

GEN. REV. SECRETARIAT
REVENUE.
13 JUL 1918

Office of the Dewan of Mysore.

NOTE

Dated 9 July [illegible]

(1) At the Merchants' Meeting held at Mysore on the 5th instant, representations were made that the inhabitants of Mysore City were hard pressed for dwelling houses and that further facilities for building houses, in the shape of loans and permission to manufacture bricks on site, as in Bangalore City, were urgently required.

I shall be glad if the Revenue Secretary will examine the present position and rules in consultation with the Chairman of the Trust Board and the President of the City Municipal Council and send up a note showing how far the Trust Board have been able to meet the demand and what further facilities can reasonably be given

Return requested within <u>two months</u>

9 7 18 RG

Recd 11 7 18

The Secretary,
Revenue Department

WPS
19/7/18

d 7 Sec^r

Please put up a note on the information available, and consult the Officers named also A report may be called for hereafter.

G. R. S III 2]

General and Revenue Secretariat

Mysore File No. 65 of 1918

Serial No

The Trust Board have afforded facilities for housebuilding in the Mysore City & extensions in the following ways -

(1) By the formation of new extensions such as the Idga, Jalapuri, Chamundi extensions -

(2) By acquisition of insanitary houses in sanitary localities and making sites available for building purposes -

(3) By sanctioning loans to non-official housebuilders in accordance with the rules framed under the Trust Board Regn

(4) By construction of houses for the poor in accordance with approved designs & selling them to poor persons & recovering cost in instalments

(5) By constructing experimental houses and selling them to the public -

2. Statement XIII appended to the admn Report of the Trust Bd shows that Rs 1,21,025 have been advanced by the Trust Bd to non Officials as B loans up to the end of 1916-17 & that the Trust Board have a recurring

NOTE—Contn. sheet

WD A 1769—GPB—60 000—20-8 18—E.

Serial No

provision of Rs 20,000 in their budget for making further loans for house building purposes, which in recent years is being replenished by additional grants ~~here~~ with a view to accommodating the large number of applicants seeking for this aid -

3 As regards the facilities for manufacturing bricks on sites as in Bangalore, the Municipal bye laws on the subject is same in the two places but the grant of license for burning a kiln on a site depends upon whether the site is situated in the inhabited localities or where there are no adjoining residents : In extensions where the residential quarters are not closely situated, the Municipality or the Trust Board may not object to the site owners manufacturing bricks for their bonafide use.

4 A draft letter to the Chairman, Trust Board is enclosed

19/7/18
Rev Secy

20/7/18

5 Issue

23/7/18

NOTE—Contin. sheet

WD A 1769—GPB—60 000—20 3 18—S.

L&O

5

G R S III 2)

General and Revenue Secretariat | Mk File No. 65 of 1918

Serial No.

To The Chairman, City Improvement T
" President, Munl Council, Mysore Mysore City
No 1622-23 dt 25.7.18

Requests them to furnish a report giving information on the points

6 No report has been received from the Chairman or the President although reminded-

7 For orders as to extension of the time limit prescribed in this case -

MM 23/9/18

8 An Extension of time for one month more may be given. Reminders have been sent today MK 23/9/18.

Rev Secy)
Dewan)

13-9-18

9 Time is extended till the end of October 1918.

10 The Revenue Secretary should kindly give attention to this question while at Mysore next month and submit some definite practical proposals

17 9 18 LG

11 Asst Secy L Sd
Please note & bring up at Mysore - M
16 9 18

Noted M

Note. There should have been sub- a week ago, to adhere to the time-limit — Delay reported to the proper quarters MM 1559 14/9/18

NOTE—Contn sheet

WD A 1769—GPB—60 000—20-8 18—S.

4 6

G R S III 2]

General and Revenue Secretariat | Mil File No. 65 of 1918

Serial No.

Letter no. 63 dy 14 9 18 from the Chairman Municipal Council, Mysore City, stating the Trust Bd who are dealing with the subject have been addressed & that on receipt of their reply he would address Govt.

Dd no 78 dy 21 9 18 from the Chairman Trust Bd stating that the question of addl facilities for Housebuilding forms part of the scheme for which a loan of 10 lakhs has been applied for & that the said scheme will be placed before the Trust Bd on 30 9 18 & that a copy of the resolution of the Trust Bd.

12 For perusal -

23 9 18

Maybe Submitted & drawn for perusal

24/9

Received)

13 No see paras 9 & 10

Await further from reptl & note instns at para 11

25-9-18

H P B will submit this letter at Mysore.

25/9

Nom. contn. sheet.

WD A 1769—GPB—60 000—20-8-18—S.

G. R. & III-2]

General and Revenue Secretariat | Mad File No 65 of 1918

Serial No 2

From the Chairman, City Improvement Trust Board, Madras No 212-S 25/C 17 of 18-19 & 23 to 18

Reports that in the past sites at reasonably low prices having been granted house building loans at easy rate of interest have been given & materials at concession rate have been sold, that in the matter of extending further facilities too small extensions for poor dwelling sites for the poorer classes are proposed to be formed, house building loans will be given on a large scale, that some model houses will be constructed sold to the poor & that permission for manufacturing bricks on site will be granted to house builders subject to conditions where the soil is suitable for the purpose.

14 submit with reference to paras 9, 10 & 13.

11/11/18

Submitted for perusal. The file referred to in para 9 of the Chairman's letter will be submitted separately as it relates to some matters, which require examination.

Perused

16 The report of the Chairman gives details of the facilities

NOTE—Contn. sheet

G R S III 2]

General and Revenue Secretariat | File No. 65 of 1918

Serial No

offered under all heads for house building in Mysore city

Flag G Statement D accompanying the report shews that in the place of 4158 full houses acquired by the Board from the Commencement, 3225 new houses have been constructed by the public, taking advantage of the facilities offered by the Board, and about a hundred houses have been constructed by the Board itself. There are about 1000 sites still available in the already opened Extensions, & the proposed new Extensions will provide another 3600 sites.

17 It is proposed to grant loans to a much larger extent in this and the coming years.

18 Facilities for burning bricks on site, wherever possible, are also promised.

19 All these may be expected to go a great way to help all bona fide house builders in the City.

Submitted for perusal

Dewan

25-11

Notes—Contn sheet

2767 25.11.18

WD A 1789—GPB—60 000—20.9.18—S.

G. R. S. III-2]

Facilities for house building in Bangalore

General and Revenue Secretariat

M. File No. 65 of 1918

Serial No

V167

20 Seen

21 The Chairman, Trust Board, may be informed that Government would be glad if he kindly took the responsibility for stimulating house-building in the Mysore City, closely watching the progress from month to month and submitting, for the information of Government, half-yearly progress reports indicating, among other things, the number of Buildings of different types that have sprung up during each period as a result of the special steps taken.

22 The adoption of the following measures may be suggested to the Trust Board

(i) Maintenance of standing lists of vacant sites available and their periodical publication

(ii) Encouraging the formation of house-building Co-operative Societies

(iii) Enlarging the scheme of granting loans for house-building

(iv) Providing facilities for private enterprise on a larger scale, such as supply of standardised scantlings, grant of materials at cost price, etc

(v) Fixing a time-limit within which buildings must be raised as a necessary condition in the case of all future grants of

NOTE—Contn sheet

W1. A 1752—OFB—60,000—20-3-18—S.

4161

G R S III-2j

General and Revenue Secretariat | MI File No. 65 of 1918

Serial No.

vacant sites.

23 The views of the Trust Board may be ~~called~~ chalked ~~for~~ in regard to the desirability of imposing a differential sur-tax on unbuilt sites

8.12.18 [illegible]

by Draftsman 11/12

24 A draft letter as in paras 21 to 23 -

According to the rules for the disposal of sites in the Chamundi Extension (proposals for slight revision & adoption of which to other parts of the City have been worked off and to the Govt on 11.12.1918), the sites when allotted continue to remain at the disposal of the Trust Bd until the allottee builds within the prescribed period according to the terms of the permit granted by the Bd. If these terms are not acted upon or are violated, the Board have power to resume the site or incomplete structure. Whether the levy of sur-tax on unbuilt sites does not conflict with the powers to resume under the aforesaid rules is a point for consideration - Again the Bd have no power under the Regn to levy any tax. Whether such a tax can be considered as the rent or profit or sale proceeds referred to in Sec 26(1) of

Flags R & L

NOTE—Contn sheet

S. R. S. III-2]

General and Revenue Secretariat | Ind File No. 65 of 1918

Serial No.

of the Trust Bd Regn has also to be considered.

25 In this connection another point requires consideration The Trust Bd Regn does not contemplate the formation of extension schemes for all classes of people or for the displaced population as an Improvement Scheme under sections 14 & 15

For orders.

NOM 13/12/18 — 26 I send draft. The Enquiry proposes in the draft does not bind the Govt having deputed statement Besides the only regarding resumption of sites is one of the several remedies open to Govt to prevent sites being withheld for years together. There is nothing to prevent other measures also being adopted

MK 24/12

Do Ind

3 To The Chairman, City Impt Trust Bd Bombay No 8297 of 8/1/19.

Regn Sl 2, requests the Chairman to take up the responsibility for Stimulating housebuilding in the City & Environs closely watching the progress from month to month & Submitting for information of Govt, half-yearly progress reports with

Note—Contin sheet

12

G. R. S. 111-2]

General and Revenue Secretariat.

Rl File No. 65 of 1918

Serial No.	
	Re necessary delays noted thereon & Suggests several measures to be adopted by Govt & Railways thereto.

Note—Contin. sheet.

WD A 1769- GPB-60,000-6-8-18-S.

247 8no 13

G. R. S VI—G/32]

SUBJECT

Diary No of letter replied to 1480.

Section Ml
File No 65—18
Serial No 1

GENERAL AND REVENUE SECRETARIAT,
(Mulkeefy
, the 191

No 1622-1623
ml 65-18-
9/25/7/18

Date of issue 25/7/18

Signed by for B T Kesavadev

To
(1) The Chairman,
1622 City Improvement Trust Bd
(2) The Resident, Mysore
1623 Municipal,
Mysore City.

Sir,

I am directed to invite attention to the fn representations made at the Merchants' Meeting held at Mysore on 5th July 1918 to the effect that the inhabitants of the Mysore City were hard pressed for dwelling houses and that further facilities for

over

24/7/18

building houses in the shape of loans and permission to manufacture bricks on site as in Bangalore city were necessary

I am directed to request that you to furnish information showing what facilities by way of loans or other assistance have been accorded to the Housebuilders in the past ~~in the Municipality~~ by the Trust Board or the Municipal Council and also to state whether all these concessions can be shown to the intending builders and what further facilities can reasonably be given in addition to those which are at present being shown to the applicants therefor.

The matter may be treated as urgent & a reply furnished to the Trust Secretary within a fortnight from receipt.

I have &c.

20/7/48

For Secretary

23/7/48

Copied by

Examined by

List of enclosures

WD 86—GPB—60,000—15-11 16

15

G.R.S. VI—G/38

1/2/19

SUBJECT

Diary No. of letter replied to

GENERAL AND REVENUE SECRETARIAT

( )

, the 191

Date of issue

Signed by

No 2375-A 11 9 18 to the Chairman

" 2736 A 13 9-18 to the Pres. St

Revenue Branch

Section

File No

Serial No

D. O No 41374-5 A 13 9 18

To (1) The Chairman, C. D. & Improvement Trust Board Mysore

(2) The President, Municipality

Dear Sir

I am desired to invite your personal attention to this Office No 1622-23 dated 25th July 18 and the subsequent reminder No 65-18-1 detailed in the margin regarding the proposal for allotting sites for housebuilding in the Mysore City, prayed for in the Merchants' Association Mysore and to request you to be so good as to expedite your reply thereto. as the matter has been pending from a very long time Reply is due from this Office

Yours faithfully

MK

13/9

Sec HM.

13/9

GRSM 523

13/9

D 4161

No 63
Enc

Office of the President
City Municipal Council, Mysore

Dated 14th Sept. 1918

GEN & REV SECTT I R 18 SEP 1918

8 SEP 1918

From,

Rajasabhabhushana Diwan Bahadur,

15433

C Srikantesvara Aiyar, B A, B L,

President City Municipal Council,

MYSORE

To,

B. Ramaswamaiya, Esquire, B A, B L,

Secretary to the Government of His Highness

the Maharaja of Mysore, Revenue Department

Sir,

With reference to your D O No 4134-5 dated 13th September 1918 re' additional facilities for house building in the Mysore City, I have the honour to state that the Trust Board have been dealing with the subject I have asked them to furnish information about what they have been doing and on receipt of their reply I shall address the Government

I have the honour to be,

Sir,

Your most obedient servant,

President

TPR.

Mysore City Improvement Trust Board,

D.O.78. Chairman's Office,

Dated the 21st September 1918

FIN & REV. SECRETARIAT
REVE
23 SEP 1918
4385

Dear Mr. Ramawamiah,

In reply to your D.O. letter No.4134-5 dated the 13th September 1918, regarding the provision of additinal facilities for House building in the Mysore City, I write to inform you that this question forms part of the scheme for a loan of Rs.10 lakhs applied for from State funds for financing certain productive works of the Trust Board.

As stated in my letter No 190-S.20/C.427 of 16-17 dated the 21st --- September 1918, the scheme will be placed before the Board of Trustees in their meeting to be held on the 30th instant and a report on the above question submitted to Government with a copy of

of the resolution of the Board regarding the scheme

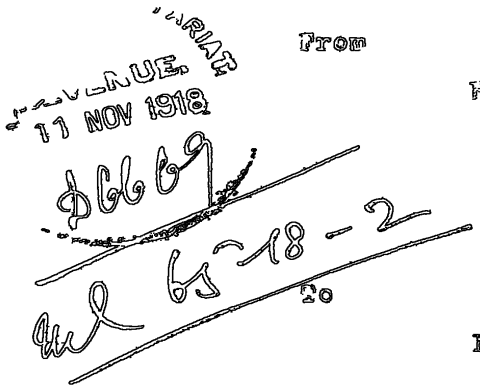
Yours sincerely,
Prahlad Rao

To

B. Ramaswamiah, Esq , B A., B L ,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
BANGALORE

No.216-3 22/C.17 of 18-19

Mysore City Improvement Trust Board,
Chairman's Office,
Dated, Mysore, 23rd October 1918.



From

Rajasilpivisarada Rao Bahadur
B. Subba Rao, Esq., L C E.,
Chairman, City Improvement Trust Board,
MYSORE

To

B Ramaswamaiya, Esq., B.A., B.L.,
Secretary to the Government of
His Highness the Maharaja of Mysore,
Revenue Department,
BANGALORE

Sir,

In reply to your letter No.1622/L C 65-18-1 dated the 25th July 1918, calling for information regarding the facilities afforded to house builders in the City, I have the honor to report as noted below -

(a) The assistance given to house builders in the past was in the shape of granting (i) sites at reasonably low prices, (ii) house building loans at an easy rate of interest repayable by instalments spread over a number of years and (iii) selling materials at concession rates to the displaced population and by auction to others

2. Necessary roads, water supply connections and drains have also been constructed - several houses built by the Board have also been sold to persons requiring them

Statement A appended to this letter shows the No of sites sold, the amount of loans granted year by year, and the cost of materials sold to house builders

3 As regards the further facilities that can

GPB—M.O.—E-91.

19

From [illegible].

City Improvement Trust Board,

L Y A L P U R.

To The Secretary to the Government,

Punjab, Irrigation Branch, Lahore.

Revenue Department, B A N G A L O R E.

Dated 23rd ~~September~~ October 1918.

Despatched

Received

General No. 21-125/3.17 of 1918.
No

Enclosure No.

S U B J E C T

Furnishing particulars regarding further facilities for house builders in Lyallpur.

13273

Received today
24/11/18

[illegible] I beg to say that in addition to the [illegible] still available for building houses in the various localities already taken in hand (as detailed in Statement B, appended) the Pilot Bed Extension will be formed early, the lands required therefor having been notified for acquisition in the Government Gazette dated the 22nd August 1916. This will provide about 200 sites for the middle class people generally.

(c) Further, it is under consideration to form very early for the use of the poorer classes of people two small extensions, one to the south of the Chermundi Extension consisting of about 300 sites, and the other to the North of the Pilot Beds consisting of about 250 sites

(b) It is under contemplation to open some more extensions and a total number of 3,627 sites as detailed in statement C will become available when these are completed.

(c) It is also proposed to lend money under the loan rules on a larger scale to home builders at only reasonable interest to help the construction of houses more rapidly the recoveries being made by instalments within a maximum period of 10 years The amount proposed to be given in loan each year is Rs 50,000

4 For opening out the extensions noted above and helping the poorer people to build houses, a sum of Rs.5 5 lakhs will be required during the next 5 years, and the question of obtaining the required funds is fully dealt with in the note submitted to Government with my letter No 209-323/C.427 dated the 6th October 1916, on the question for a loan of Rs 10 lakhs

D 5717 Separately [illegible] on 10/11/16

5. With reference to the observation made in para-graph of the letter under reply that the inhabitants of the Madras City are loth about being [illegible] for building houses, I have to state at statement D showing the [illegible]

[illegible] found that no houses constructed since the [illegible] Trust Board, as also the no. of sites still [illegible] (in the extensions already taken up) [illegible] the new extensions now proposed to be opened, there will become available a fairly number of sites for building houses in the near future.

6. Regarding the permission suggested to be given to manufacture bricks on the sites selected for building houses as in the Bangalore City, it may be stated that the soil at house sites in Mysore is not generally suitable for brick cutting. It is mostly gravelly in Mysore, while in Bangalore it is in many places, found suitable for the manufacture of bricks Permission may, however, be given to cut bricks where suitable soil is met with at sites allotted to people, provided they do not create deep pits, ruining the place insanitary

I have the honor to be,

Sir,

Your most obedient servant

for Chief Engineer.

Examined
23-10-18

Statement A

Showing sites sold loans granted and materials sold

Sites sold

Year	No Sold
Up to end of 1911-12	2418
1912-13	75
1913-14	20
1914-15	64
1915-16	230
1916-17	215
1917-18	111
Total	3133

II

Loans granted

Year	No of cases sanctioned	Amount paid	
up to end of 1911-12	372	29,531	
1912-13	47	13,062	
1913-14	25	5,505	
1914-15	41	9,130	
1915-16	105	23,798	
1916-17	141	39,999	
1917-18	57	17,455	
	Loans proposed to be granted		
1918-19 to 1923-24	200 per annum	50,000 per annum	besides 50 houses proposed to be constructed by the Trust Board in the same period

III

Materials sold

Year	Amount realised
1912-13	3,909
1913-14	1,847
1914-15	13,802
1915-16	9,248
1916-17	8,829
1917-18	10,123
Total	47,758

for Chairman

Mysore City Improvement Trust Board.

Statement B.

Sites available in the several areas of the City

No. I Drainage Area	7	
No. II Drainage Area	35	
No III Drainage Area Part (ii)	4	
No. IV Drainage Area	70	
No. V Drainage Area	7	
Nazarbad and Ittigegud Drainage Area	6	
Idga Extension	118	
Chamundy Extension	139	
Weavers' Lines Extension	15	
Old Idga Extension	102	
Saraswathipuram	70	
Land Polgere	398	
Rakshi Basappaji Urs Garden Extension	39	
Total	1,010	

P Puttaswamaiah

Chairman.

Mysore City Improvement Trust Board

Statement C

wing the total No. of sites that will become available when the proposed extensions are opened out.

Extensions	No. of sites
Vontikoppal Extension	1,048
Kannegowdan Koppal	250
Alnahalli Extension (Bungalow sites)	67
Serinapatam Raod Extension	302
Industrial Suburb Extension	300
Vontikoppal small Extension	200
South Chatnahalli Extension	300
Total	2,467.
Sites to be formed by acquiring vegetable and other gardens in the City (about)	150
No of sites available at present as per statement B	1,010
Grand Total	3,627

Chairman

Mysore City Improvement Trust Board

Statement 9

Showing No of full houses acquired and No of houses constructed since the commencement of the Board and No of house sites available at present

No of full houses	Houses constructed			Total	No. of sites still available in the already opened extensions	Remarks
	By the public	Departmentally				
		Experimental houses	Model houses			
4,153	3,225	86	10	3,321 X	1010	X Excludes houses in various stages of construction The proposed new extensions will provide 2,027 sites in addition

Secretary

(G R S Vl—G/32] 2 264

SUBJECT. Facilities for housebuilders in the Mysore City

Diary No of letter replied to 6669

GENERAL AND REVENUE SECRETARIAT
(III LSG)
, the 191

Date of issue 2 1 19

Signed by M B T Kesava Iyer

Section Ml
File No 65-18
Serial No 3

No 8397
8 8 1 19.

To

The Chairman,
City Improvement Trust Bd
Mysore

Sir,

With reference to your letter no 212-53 C 17-18-9 d 23rd Oct 1918 re facilities to be offered to housebuilders in the Mysore City I am directed to ~~request~~ state that Govt would be glad if you will kindly take the responsibility for stimulating house building in the City extensions, closely watching the progress from month

over

21

month and submitting for the information of Govt, half yearly progress reports in the marginally noted forms and to suggest the adoption of the following measures by the Trust Bd —

indicating among other things the number of buildings of different type that have sprung up during each period as a result of the special steps taken in the connection

In this connection I am to suggest the adoption of the following measures by the Trust Board —

(i) Maintenance of standing lists of vacant sites available & their periodical publication

(ii) Encouraging the formation of house building co-operative Societies both in consultation with the Registrar of Co-operative Societies in Mysore -

(iii) Enlarging the scheme of granting loans for house building -

(iv) Providing facilities for private enterprise on a large scale, such as supply of standardised scantlings, grant of materials at cost price &c

(v) Fixing a time-limit within which buildings must be raised as a necessary condition in the case of all future grants of vacant

List of enclosures

Copied by

Examined by

W D86—GPB—60 000—15-11 16

G R S 27]

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form.*)

vacant sites

I am to thus request you be

2. ~~In this connection I am also~~ as good as to elicit

~~desired to request that~~ the views

of the Trust Board ~~may be obtained~~ kindly

~~should be sent~~ to Govt in regard to the

desirability of ~~levying~~ imposing a differential

Sundar ~~expenses~~ on unbuilt sites

and submit the same to Govt at an early

~~with a view to~~ date

~~the practice of keeping sites unbuilt~~

~~or structures~~ there in incomplete.

I have the

honour

to be

Sir

Your most obedient

servant

M

24/12

Receipt to Govt

12/12/18

GPB—20,000—7-7 14